



## CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

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### MEMORANDUM

To: Planning Board

From: Planning Department

Date: May 31, 2022

Re: Major Land Development: 175 Post Road Revised Master Plan Application

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Location: 175 Post Road  
Assessor's Plat: 291  
Assessor's Lots: 45 & 74  
Applicant: Artak Avagyan and Lee Beausoleil  
Zoning: Light Industrial (LI)  
Land Area: 15.67 acres  
Ward: 6  
Engineer: DiPrete Engineering

#### **Project Scope:**

Following a continued Master Plan public hearing from April 13, 2022, the applicants submitted a revised project design requesting Master Plan Approval to allow for the development of four buildings totaling 68,750 square foot of gross floor areas for use as a trades contractor storage development in a Light Industrial (LI) District located at 175 Post Road, AP 291 Lots 45 & 74.

#### **Applicable Regulations:**

Development Review Regulations:

- Article 5.3 - Major Land Development Review Master Plan

Zoning Ordinance:

- Section 504 – Freshwater wetlands regulations.
- Section 505 – Landscaping and screening requirements for nonresidential uses.
- Section 701 – Parking Requirements.

Updated May 2022: New materials in **bold**

**Materials provided by applicant:**

- **Revised Master Plan submission plan for “175 Post Road, Warwick, Rhode Island, Assessor’s Plat 291 Lots 45 & 74”, five sheets, prepared by DiPrete Engineering, 2 Stafford Court, Cranston, RI 02920, dated February 3, 2020, revised February 16, 2021, revised February 16, 2022, revised May 24, 2022**
- **Narrative, “City of Warwick Comprehensive Plan ‘Consistency Analysis’, Major Land Development Project, 175 Post Road, Assessor’s Plat 291 – Lot(s) 45 and 74”, prepared by Pimental Consulting, Inc., dated May 19, 2022**
- *Application form, dated December 8, 2021*
- *Master Plan submission plans for “175 Post Road, Warwick, Rhode Island, Assessor’s Plat 291 Lots 45 & 74”, four sheets, prepared by DiPrete Engineering, 2 Stafford Court, Cranston, RI 02920, dated February 3, 2020, revised February 16, 2021, revised February 16, 2022.*
- *Master Plan narrative, dated December 16, 2021*
- *Master Plan re-application narrative, dated February 16, 2022*
- *RIHPHC Review, dated January 26, 2022*
- *Flood Hazard Layer Map, dated January 11, 2022*

**Additional materials:**

- **RIDEM Notice of Violation (NOV), dated May 6, 2022**
- **RIHPHC Letter, dated May 25, 2022**
- *RIDEM Letter of Responsibility, dated July 23, 2019*
- *RIDEM Letter – Pre-application meeting summary, dated September 6, 2019*
- *Amended Environmental Land Usage Restrictions (ELUR) and Settlement Agreement, recorded in City of Warwick Land Evidence Records on April 15, 2019 on book 9249 pages 258-283*
- *Interdepartmental Review comments:*
  - *Fire Marshal*
  - *Sewer Authority*
  - *Department of Public Works*

## **RIDEM Notice of Violation**

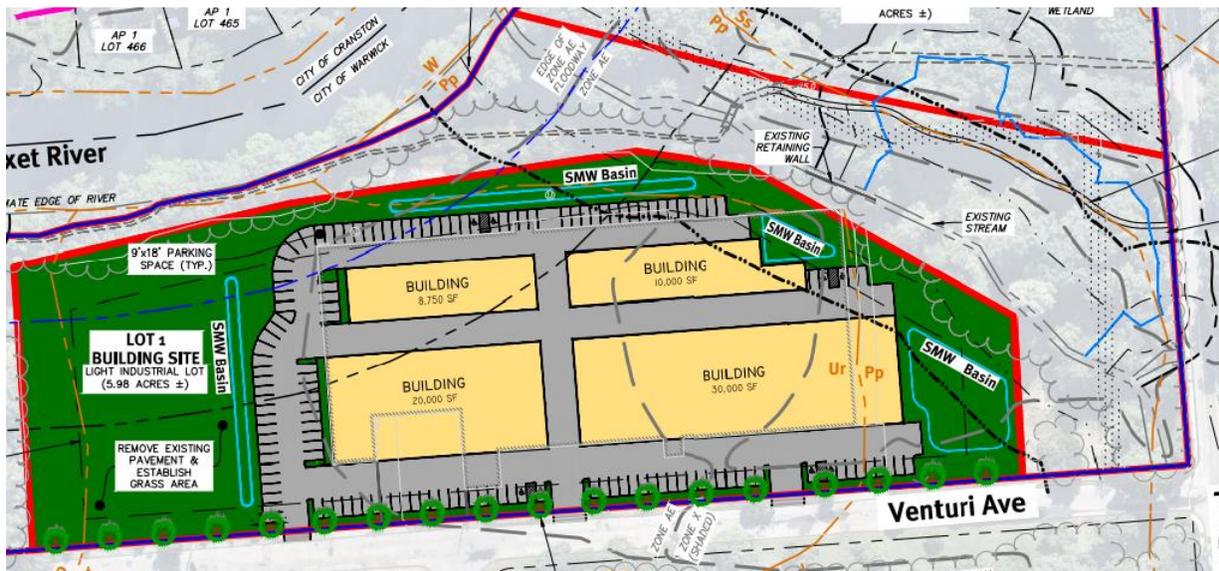
Since the continuance of the Master Plan application at the April 13, 2022 meeting of the Planning Board, the city has been notified by RIDEM of the Notice of Violation sent to the applicants on May 6, 2022 regarding alleged violations of solid waste disposal statutes and/or regulations. The notice has been included with this memo.

## **RIHPHC Letter**

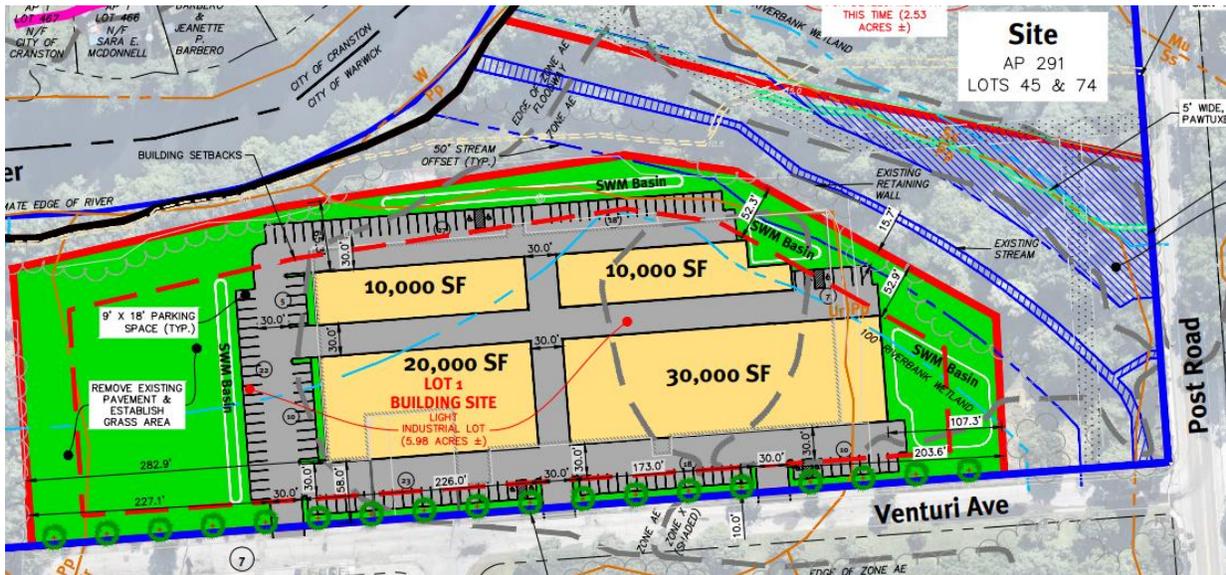
The city was notified by the Rhode Island Historical Preservation & Heritage Commission on May 25, 2022 that RIHPHC has been contacted by members of the public that raises the concern of burial remains possibly being located on the subject parcel. RIHPHC recommended in the letter that an archeologist be retained to monitor any ground-disturbing work on the site. The letter has been included for further details.

## **Applicant's Revised Proposal:**

The project has been redesigned as of May 24, 2022, but remains relatively unchanged. In comparison, the proposed square footage has been reduced by 1,250 square feet. The applicant is still requesting to subdivide the parcel into three parcels, the proposed parcel sizes have not changed. The reduced square footage results in a reduction of seven required parking spaces.



Master Plan, May 2022



Master Plan, April 2022

**Findings:**

In order to approve the Master Plan application, the Planning Board would need to make the following findings of fact (supported by legally competent evidence on the record) relative to the proposed development:

1. The proposed development is consistent with the comprehensive community plan and/or has satisfactorily addressed the issues where there may be inconsistencies;
2. The proposed development is in compliance with the standards and provisions of the municipality's zoning ordinance;
3. There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions for approval;
4. The subdivision, as proposed, will not result in the creation of individual lots with any physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. (See definition of Buildable lot). Lots with physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans; and
5. All proposed land developments and all subdivision lots have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered in compliance with this requirement.